



Planning & Zoning Board Regular Meeting

Agenda

February 4, 2025 @ 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

welcome

Agendas and all backup material supporting each agenda item are accessible via the city's website at cityofwinterpark.org/meetings/ and include virtual meeting instructions.

assistance & appeals

Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office ([407-599-3277](tel:407-599-3277)) at least 48 hours in advance of the meeting.

"If a person decides to appeal any decision made by the Board with respect to any matter considered at this hearing, a record of the proceedings is needed to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." (F.S. 286.0105).

please note

Times are projected and subject to change.

-
- 1. Call to Order**
 - 2. Consent Agenda**
 - a. Approve the minutes of January 7, 2025. 1 minute
 - 3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker**
 - 4. Public Hearings (Public participation and comment on these matters must be in person.)**
 - a. ANNEX #25-01; CPA 25-01; RZ 25-01 Request of Frank Locascio to: 10 minutes
Annex the properties at 2137 Oglesby Avenue and 725 Formosa Avenue, establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed properties.
 - 5. Action Items**
 - 6. Non-Action Items**
 - 7. Staff Updates**
 - 8. Board Comments**
 - 9. Upcoming Agenda Items**
 - 10. Adjournment**



Planning & Zoning Board

agenda item 2.a

item type

Consent Agenda

meeting date

February 4, 2025

prepared by

Mary Bush, Administrative Coordinator III

approved by**subject**

Approve the minutes of January 7, 2025.

motion | recommendation**background****alternatives | other considerations****fiscal impact****attachments**

1. Draft Planning & Zoning Board Regular Meeting Minutes



Planning & Zoning Board Regular Meeting Minutes

January 7, 2025 at 6:00 PM

City Hall Commission Chambers
401 S. Park Avenue

Present

Alex Stringfellow, David Bornstein, Warren Lindsey, Jason Johnson, Bill Segal

Absent

Jim Fitch, Michael Spencer

Staff Present

City Attorney Ben Schafer, Director of Planning and Zoning Allison McGillis, Planning Consultant Jeff Briggs, Planner II Nicholas Lewis, Planner I Corinna Lundgren, Administrative Coordinator Mary Bush

1. Call to Order

Chairman Bornstein called the meeting to order at 6:00 p.m.

2. Consent Agenda

- a. Approve the minutes of December 3, 2024.

Motion made by Bill Segal, seconded by Warren Lindsey, to approve the December 3, 2024 meeting minutes.

The motion carried by a 5-0 vote. (Michael Spencer and Jim Fitch were absent from the meeting.)

3. Public Comments (for items not on the agenda): Three minutes allowed for each speaker

No one from the public wished to speak. The public hearing was closed.

4. Public Hearings (Public participation and comment on these matters must be in person.)

- a. SPR #24-13. Request of Mark Nasrallah for approval to construct a new, two-story, 4,339 square-foot single-family home located at 1400 Elizabeth Drive on Lake Osceola, zoned R-1AAA.

Mr. Lewis provided a summary of the item. He noted that the lot is assumedly difficult

being a narrow, pie-shaped lot. He also noted that the lot is only 90-feet wide at the front lot line and then narrows to about 50-feet wide at the lakefront side. He then indicated that the property abuts a 30-foot strip of land owned by the City for utilities and Elizabeth Drive dead-ends at the City-owned piece of land. He also mentioned that the request meets the city's code requirements for the floor area ratio, impervious coverage, and the side setbacks on the neighbor's side to the east. Mr. Lewis went on to explain that the property has a very tight building pad with only 64-feet of depth for the buildable area, so to help alleviate it, the applicant requested an 8-foot first-floor side setback and 14.5-foot second-story side setback from the city-owned parcel in lieu of the required 12-foot and 16-foot side setbacks respectively. He added that as part of the request, the applicant pushed the design away from the only neighbor to the east by an extra half-foot over the required side setbacks. He then indicated that the applicant had amended their original site plan which met the 25-foot front setback and had a 62-foot lakefront setback by shifting the structure 5-feet away from the lake. The result was that the lakefront request changed to 67-feet, which is much closer to the required 71-foot average and a front setback of 20-feet in lieu of the required front setback of 25-feet. He then went on to discuss the lakefront review criteria and noted that no specimen trees were being removed as part of the request, and there was no infringement on the views from the lake and the views of the neighbors.

Staff recommendation was for approval.

Discussion then ensued about whether the public land strip had a dock, if the existing or a new concrete pad would be used for the carport, if any neighbors were notified of the request, and whether a retaining wall on either property line was proposed. Discussion also ensued about how the 15-inch reinforced steel and concrete pipe under the proposed driveway, which appears to be a storm drain for public use, would be maintained by the city and if an easement was needed for it.

The property owner's architect, Mark Nasrallah of 1007 Lewis Drive, Winter Park, FL 32789 addressed the Board and noted that no easement had been found on the drain pipe the Board inquired about, and that the proposed carport placement was changed from the original design and moved to the west on the design for the request.

A brief discussion then ensued between the Board and Mr. Nasrallah regarding whether the drain pipe would benefit both the property and the street on Elizabeth Drive.

No one from the public wished to speak. The public hearing was closed.

Motion made by Bill Segal, seconded by Jason Johnson, for approval to construct a new, two-story, 4,339 square-foot single-family home located at 1400 Elizabeth Drive on Lake Osceola, zoned R-1AAA.

The motion carried by a 5-0 vote. (Michael Spencer and Jim Fitch were absent from the meeting.)

5. Action Items

6. Non-Action Items

7. Staff Updates

Mrs. McGillis noted that the city's Planning Consultant Jeff Briggs was retiring at the end of the month, so it was his last Planning and Zoning Board meeting. Mr. Briggs gave a brief farewell speech.

8. Board Comments

9. Upcoming Agenda Items

10. Adjournment

The meeting adjourned at 6:34 p.m.

ATTEST:

/s/ Mary Bush, Board Secretary



Planning & Zoning Board

agenda item 4.a

item type

Public Hearings (Public participation and comment on these matters must be in person.)

meeting date

February 4, 2025

prepared by

John Harbilas, Senior Planner

approved by

Allison McGillis, Director of Planning and Zoning

subject

ANNEX #25-01; CPA 25-01; RZ 25-01 Request of Frank Locascio to: Annex the properties at 2137 Oglesby Avenue and 725 Formosa Avenue, establish Commercial Future Land Use and Commercial (C-3) Zoning on the annexed properties.

motion | recommendation

Staff recommendation is for approval of all of the requests with the condition that upon redevelopment of these properties, a replat shall be required.

background

The City of Winter Park received a request to voluntarily annex the two adjoining properties at 2137 Oglesby Avenue; and 725 Formosa Avenue, from unincorporated Orange County, into the City. When approved, the City needs to establish a Commercial Future Land Use designation in the Comprehensive Plan and Commercial (C-3) zoning on these properties. The Formosa property currently has the same Commercial future land use and Commercial (C-3) zoning in Orange County. The Oglesby property currently has residential future land use and Residential (R-2) zoning in Orange County.

Redevelopment of this West Fairbanks gateway corridor has been a long-term project pursued by the City Commissions over the past 15 years. The first step was the annexation of this corridor 15 years ago and then over time, major investments in the public infrastructure, with the hope to insight commercial redevelopment. Per the policies of the Comprehensive Plan, the City is interested in annexing properties in this West Fairbanks Study area, on the south side of West Fairbanks Avenue in this block west of Formosa Avenue. Those in the City, are all currently zoned Commercial (C-3). Furthermore the subject properties fall within the Comprehensive Plan's Annexation Reserve Area #2, as well as, the Joint Planning Area, between the City and Orange County, which encourages intergovernmental coordination and facilitates annexing enclave County lands such as this area.

There is no specific proposed development at this time. The P&Z and City Commission are only reviewing the annexation, and new City future land use and zoning designations, for now.

However, it is anticipated that these properties will be part of a larger redevelopment of the area.

alternatives | other considerations

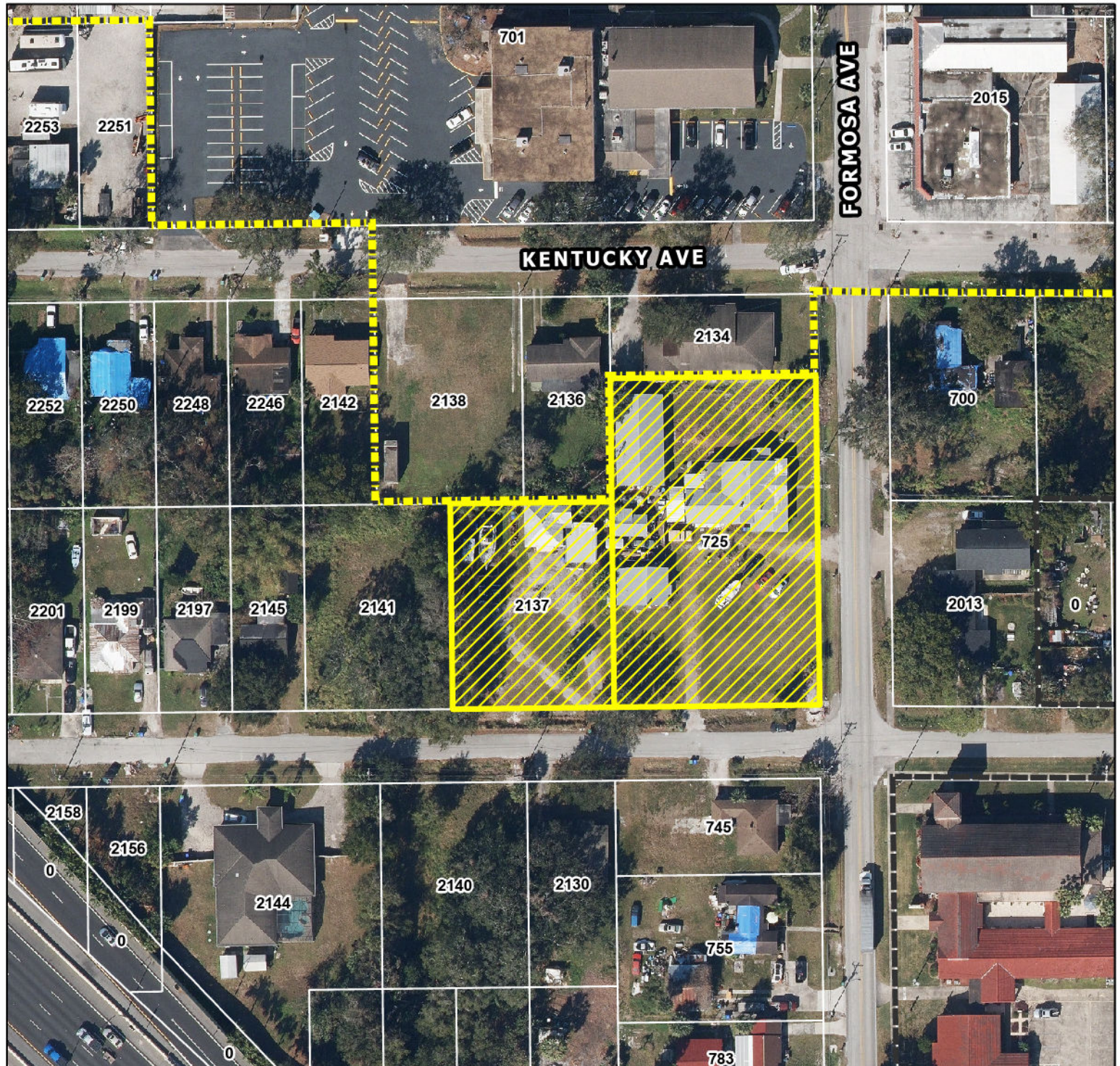
fiscal impact

attachments

1. Annexation Area
2. LoCascio- Annex Ordinance
3. LoCascio - Zoning Ordinance
4. LoCascio- FLU Ordinance



ANNEXATION AREA
2137 Ogelsby Ave &
725 Formosa Ave
City of Winter Park
Florida



ORDINANCE XXXX-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, PROVIDING FOR THE ANNEXATION OF APPROXIMATELY 1.07 ACRES OF REAL PROPERTY LOCATED AT 2137 OGLESBY AND 725 FORMOSA AVENUE, AS MORE SPECIFICALLY DESCRIBED HEREIN, INTO THE MUNICIPAL BOUNDARIES OF THE CITY OF WINTER PARK; REDEFINING THE CITY BOUNDARIES TO GIVE THE CITY OF WINTER PARK JURISDICTION OVER SAID PROPERTY; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the property owner of 2137 Oglesby Avenue and 725 Formosa Avenue has requested the City enact a voluntary annexation for 2137 Oglesby Avenue and 725 Formosa Avenue, also identified by Orange County Tax Parcel ID #'s: 11-22-29-6180-02-020 and 11-22-29-6180-02-480.

WHEREAS, the City of Winter Park has determined that the Subject Property is reasonably compact and contiguous to the municipal limits of the City of Winter Park, that annexation of the Subject Property will not result in the creation of an enclave and that the Subject Property meets the prerequisites and standards set forth in Section 171.044, Fla. Stat., for voluntary annexation into the City of Winter Park; and

WHEREAS, the City of Winter Park has provided adequate notice required by general law for the annexation of the Subject Properties and has conducted the required public hearing prior to the adoption of this Ordinance.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: *Recitals.* The above "Whereas" clauses are true and correct and constitute legislative findings of the City of Winter Park City Commission and are incorporated herein by this reference.

SECTION 2: *Property Annexed.* That, after conducting two public hearings and having found that the Owners' petition for voluntary annexation of the Subject Properties meet the prerequisites and standards for annexation under general law, the Subject Properties identified as 2137 Oglesby Avenue, also identified with the OCPA ID# 11-22-29-6180-02-480, and 725 Formosa Avenue, also identified with the OCPA ID# 11-22-29-6180-02-020, as further legally defined below and as graphically shown on the map and sketch attached hereto as Exhibit "A" is hereby annexed into the municipal boundaries of the City of Winter Park.

Legal description: LOTS 48 AND 49, BLOCK "B", OLYMPIA HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH

LOTS 2, 3, 4 AND 5, BLOCK "B", OLYMPIA HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 3: *Effect of Annexation.* That the City of Winter Park, shall have all of the power, authority, and jurisdiction over and within the Subject Properties as described in Section 2 hereof, and the inhabitants thereof, and property therein, as it does and have over its present corporate limits and laws, ordinances, and resolutions of said City shall apply and shall have equal force and effect as if all territory had been part of said City at the time of the passage of such laws, ordinances, and resolutions.

SECTION 4: *Apportionment of Debts and Taxes.* Pursuant to § 171.061, Fla. Stat., the area annexed to the City shall be subject to all taxes and debts of the City upon the effective date of annexation. However, the annexed area shall not be subject to municipal ad valorem taxation for the current year if the effective date of the annexation falls after the City levies such tax.

SECTION 5: *Instructions to Clerk.* Within seven (7) days following the adoption of this Ordinance, the City Clerk or her designee is directed to file a copy of this Ordinance with the clerk of the circuit court and the chief administrative officer of Orange County as required by § 171.044(3), Fla. Stat.

SECTION 6: *Severability.* Should any portion of this Ordinance be held invalid, then such portions as are not declared invalid shall remain in full force and effect.

SECTION 7: *Effective Date.* This Ordinance shall become effective after its adoption at its second reading.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE xxxx-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE III, "ZONING" AND THE OFFICIAL ZONING MAP SO AS TO ESTABLISH COMMERCIAL (C-3) ZONING ON THE ANNEXED PROPERTY AT 2137 OGLESBY AVENUE AND 725 FORMOSA AVENUE, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to establish a municipal zoning designation on this property in compliance with the establishment of a similar Comprehensive Plan future land use designation for said property; and

WHEREAS, on February 4, 2025, the Planning and Zoning Board held a public hearing on the proposed zoning map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the establishment of municipal zoning meets the criteria established by Chapter 166, Florida Statutes and pursuant to and in compliance with law, notice has been given to Orange County and to the public by publication in a newspaper of general circulation to notify the public of this proposed Ordinance and of public hearings to be held.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: That, Chapter 58 "Land Development Code", Article III, "Zoning" and the official Zoning Map is hereby amended so as to establish a Commercial (C-3) district zoning on the annexed property at 2137 Oglesby Avenue and 725 Formosa Avenue, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Legal description: LOTS 48 AND 49, BLOCK "B", OLYMPIA HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH LOTS 2, 3, 4 AND 5, BLOCK "B", OLYMPIA HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2: This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance, in compliance, with Chapter 163, Florida Statutes.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

ORDINANCE xxxx-25

AN ORDINANCE OF THE CITY OF WINTER PARK, FLORIDA, AMENDING CHAPTER 58, "LAND DEVELOPMENT CODE", ARTICLE I, "COMPREHENSIVE PLAN" FUTURE LAND USE MAP SO AS TO ESTABLISH COMMERCIAL FUTURE LAND USE ON THE ANNEXED PROPERTY AT 2137 OGLESBY AVENUE AND 725 FORMOSA AVENUE, AND TO INDICATE THE ANNEXATION ON THE OTHER MAPS WITHIN THE COMPREHENSIVE PLAN, MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission intends to amend its Comprehensive Plan to establish a municipal Comprehensive Plan future land use map designation as a small-scale amendment to the Comprehensive Plan on the recently annexed property at 2137 Oglesby Avenue and 725 Formosa Avenue; and

WHEREAS, on February 4, 2025, the Planning and Zoning Board held a public hearing on the proposed future land use map amendment set forth herein and made a recommendation of approval to the City Commission; and

WHEREAS, the amendment of the Comprehensive Plan maps and the establishment of a future land use designation meets the criteria established by Chapter 163, Florida Statutes and pursuant to and in compliance with law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY OF WINTER PARK, FLORIDA:

SECTION 1: That, Chapter 58 "Land Development Code", Article I, "Comprehensive Plan" future land use plan map is hereby amended so as to establish a Commercial future land use designation on the annexed property at 2137 Oglesby Avenue and 725 Formosa Avenue, and that all other maps in the Comprehensive Plan reflect the annexation of this property into the City of Winter Park, said property being more particularly described as follows:

Legal description: LOTS 48 AND 49, BLOCK "B", OLYMPIA HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, TOGETHER WITH LOTS 2, 3, 4 AND 5, BLOCK "B", OLYMPIA HEIGHTS ANNEX, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "J", PAGE 83, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SECTION 2: This ordinance shall become effective 31 days after adoption but shall not become effective if this Ordinance is challenged pursuant to Florida Statutes Section 163.3187 within 30 days after adoption. In that case it will not become effective

until the State Land Planning Agency or the Administration Commission, respectively, issues a Final Order determining the Ordinance, in compliance, with Chapter 163, Florida Statutes.

ADOPTED this _____ day of _____, 2025, by the City Commission of the City of Winter Park, Florida.

APPROVED:

Mayor Sheila DeCiccio

ATTEST:

Rene Cranis, City Clerk

